



General Assembly

January Session, 2013

Raised Bill No. 951

LCO No. 3496



Referred to Committee on HOUSING

Introduced by:
(HSG)

AN ACT CONCERNING CONGREGATE HOUSING.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 8-119h of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2013*):

3 (a) Upon preliminary approval by the State Bond Commission
4 pursuant to the provisions of section 3-20, the state, acting by and
5 through the Commissioner of Economic and Community
6 Development, may enter into a contract or contracts with an authority,
7 a municipal developer, a nonprofit corporation or a housing
8 partnership for state financial assistance for a congregate housing
9 project, in the form of capital grants, interim loans, permanent loans,
10 deferred loans or any combination thereof for application to the
11 development cost of such project or projects.

12 (b) A contract with an authority, a municipal developer, a nonprofit
13 corporation or a housing partnership may provide that in the case of
14 any loan made in conjunction with any housing assistance funds
15 provided by an agency of the United States government, if such

16 housing assistance funds terminate prior to complete repayment of a
17 loan made pursuant to this section, the remaining balance of such loan
18 may be converted to a capital grant or decreased loan. Any such state
19 assistance contract with an authority, a municipal developer, a
20 nonprofit corporation or a housing partnership for a capital grant or
21 loan entered into prior to the time housing assistance funds became
22 available from an agency of the United States government, may, upon
23 the mutual consent of the commissioner and the authority, municipal
24 developer, nonprofit corporation or housing partnership, be
25 renegotiated to provide for a loan or increased loan in the place of a
26 capital grant or loan or a part thereof, consistent with the above
27 conditions. Such capital grants or loans shall be in an amount not in
28 excess of the development cost of the project or projects, including, in
29 the case of grants or loans financed from the proceeds of the state's
30 general obligation bonds issued pursuant to any authorization,
31 allocation or approval of the State Bond Commission made prior to
32 July 1, 1990, administrative or other cost or expense to be incurred by
33 the state in connection therewith, as approved by said commissioner.
34 In anticipation of final payment of such capital grants or loans, the
35 state, acting by and through said commissioner and in accordance with
36 such contract, may make temporary advances to the authority,
37 municipal developer, nonprofit corporation or housing partnership for
38 preliminary planning expense or other development cost of such
39 project or projects.

40 (c) Any loan provided pursuant to this section shall bear interest at
41 a rate to be determined in accordance with subsection (t) of section 3-
42 20. Any such authority, municipal developer, nonprofit corporation or
43 housing partnership may, subject to the approval of the Commissioner
44 of Economic and Community Development, contract with any other
45 person approved by the Commissioner of Economic and Community
46 Development for the operation of a project undertaken pursuant to this
47 part. As used in this section, "housing partnership" has the same
48 meaning as provided in subsection (n) of section 8-113a.

49 Sec. 2. Section 8-119j of the general statutes is repealed and the
50 following is substituted in lieu thereof (*Effective October 1, 2013*):

51 In the event that sufficient appropriations for the operation of this
52 program are no longer available, a congregate housing program
53 assisted pursuant to section 8-119h may, at the discretion of the
54 Commissioner of Economic and Community Development, be
55 converted to a "housing project" as defined in section 8-113a₂ subject to
56 all of the provisions of part VI of this chapter.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2013</i>	8-119h
Sec. 2	<i>October 1, 2013</i>	8-119j

Statement of Purpose:

To make changes to certain statutes concerning congregate housing.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]